

Building and Development Services

Glossary of Commonly Used Terms

(Black font = Common Use, or more often Land Use Management Ordinance (LUMO) Definition;
Blue font – 2018 NC Residential Code)

A

Accessory Dwelling Unit - see Dwelling Unit, Single Family with ADU

Accessory Structure - A structure that is not defined as an accessory building. Examples of accessory structures are fencing, decks, gazebos, arbors, retaining walls, barbecue pits, detached chimneys, playground equipment, yard art, docks, piers, etc.[2018 NC Residential Code]

B

Base Flood - The flood having a one (1) percent chance of being equaled or exceeded in any given year (the one hundred-year flood). (LUMO)

Base Flood Elevation – The elevation expressed in feet above mean sea level reached by the Base (aka 100-year) Flood.

Building - Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels, or property. (LUMO)

- Building shall mean any one- and two-family dwelling or portion thereof, including townhouses, that is used, or designed or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, and shall include accessory structures thereto. [2018 NC Residential Code]

Building, accessory - A subordinate building detached from, but located on the same lot as the principal building, the use of which is incidental and accessory to that of the principal building. (LUMO)

- In one- and two-family dwellings not more than three stories above grade plan in height with a separate means of egress, a building, the use of which is incidental to that of the main building and that is detached and located on the same lot. An accessory building is a building that is roofed over and more than 50 percent of its exterior walls are enclosed. Examples of accessory buildings are garages, storage buildings, workshops, boat houses, treehouses, and similar structures. [2018 NC Residential Code]

Building, Principal - A building or, where the context so indicates, a group of buildings in which is conducted the principal use of the lot on which such building is located. (LUMO)

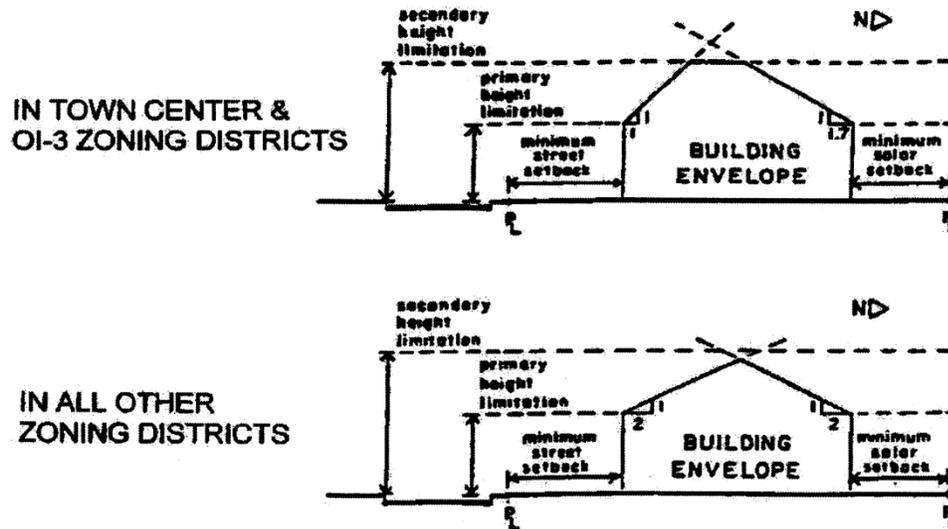
Building Elevations – To-scale drawings showing a building façade as visible from a lot line. Street-facing facades are the most commonly requested.

Building Envelope – The volume of space for building as defined by the minimum setbacks and maximum allowable building height. LUMO, waiting on clarification: The three-dimensional space within which a structure is permitted to be built on a zoning lot, and which is defined by setback and height regulations. Divisions 3.8.2(f) and (g) regulate the setback height and core height,

respectively, which together define the vertical extent of the building envelope. Divisions 3.8.2(h)–(j) regulate the street, interior, and north setback lines, respectively, which together define the perimeter setbacks and horizontal extent of the building envelope.

BUILDING ENVELOPE

(AS DEFINED BY SETBACK & HEIGHT REQUIREMENTS)



Building Thermal Envelope – The basement walls, exterior walls, floor, roof, and any other building element that enclose conditioned spaces. This boundary also includes the boundary between conditioned space and any exempt or unconditioned space. [2018 NC Residential Code]

Built-Up Area – That portion of a development project that is covered by impervious or partially impervious surfaces including buildings, pavement, gravel roads, recreation facilities (e.g. tennis courts), etc. (Note: Slatted decks (and Chapel Hill Grit used for landscaping areas or pathways, per Stormwater) and the water area of a swimming pool (note: considered impervious by Stormwater) are considered pervious.) (LUMO)

Building Permit – An official document or certificate issued by the building official authorizing performance of a specified activity – ie the erection, construction, reconstruction, alteration, repair, conversion or maintenance of any building, structure or portion thereof, or a change or commencement of use under the applicable building code.

C

Certificate of Appropriateness - A document issued by the Historic District Commission certifying compliance with the provisions of [article 3](#). (LUMO)

Certificate of Occupancy - A document issued by the building inspector certifying compliance with all applicable state and local laws, including all terms of an approved zoning compliance permit, and authorizing occupancy of a building or structure. (LUMO)

Cluster Development - A subdivision in which building lots are grouped together through a transfer of allowable density within the subdivided tract. Cluster development permits more efficient development by creating lots with gross land areas smaller than those required for conventional lot-by-lot development, yet maintains application of normal lot density standards to the subdivided tract as a whole by requiring that land area saved by lot size reductions be reserved as permanent recreation area. See subsection 3.8.8. (LUMO)

D

Deck - An exterior floor system supported on at least two opposing sides by an adjoining structure or posts, piers, or other independent supports. [2018 NC Residential Code] (Roofed? Unroofed?)

Demolition (Define partial, full, interior?) – Any act or process that destroys or removes in part or in whole a building or structure.

Design Professional – Someone with training and certification/licensing to prepare site or building plans, typically an architect, engineer, surveyor or landscape architect.

Development - Any man-made change to improved or unimproved real estate, including, but not limited to: the construction, structural alteration, enlargement, or rehabilitation of any buildings or other structures, including farm buildings; mining; dredging; filling; grading; paving; excavation or drilling operations; clearing vegetation; division of a parcel of land into two (2) or more parcels or some changes in use of structures or land. Development may also include any land disturbing activity on real estate that changes the amount of impervious surfaces on a parcel. (LUMO)

Disturbed area –An area of land subjected to erosion due to the removal of vegetative cover and/or earthmoving activities, including filling. Examples of disturbed areas include, but are not limited to, impervious surfaces, pervious surfaces, lawns, and stormwater detention or retention ponds. (LUMO)

Disturbed Area Ratio - A decimal fraction, when multiplied by the gross land area of a zoning lot, determines the maximum disturbed area permitted within the zoning lot. (LUMO)

Drainage Easement - A legal right granted by a landowner allowing the use of private land for stormwater management purposes. (LUMO)

Drip Zone -- The area encompassed by a line drawn directly underneath the tips of a tree's outermost branches. (LUMO)

Driveway - Vehicular way, other than a street or alley, that provides vehicular access from a street to or through off-street parking and/or loading areas. (LUMO)

Driveway Apron – Area from street pavement to zoning lot which provides vehicular access to a driveway.

Duplex – See Dwelling Unit, 2-Family - Duplex

Dwelling - Any building or structure (except a mobile home) that is wholly or partly used or intended to be used for living or sleeping by one or more human occupants. (LUMO)

- Any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes. [2018 NC Residential Code]

Dwelling unit - A single unit providing complete independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. (LUMO)

- A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. [2018 NC Residential Code]

Dwelling unit, SF - A detached dwelling consisting of a single dwelling unit only. A single-family dwelling shall be classified as a rooming house if occupied by more than four (4) persons who are not related by blood, adoption, marriage, or domestic partnership. (LUMO)

Dwelling unit, SF with ADU - A dwelling or combination of dwellings on a single zoning lot consisting of two (2) dwelling units, for which:

1) Accessory (attached or not attached) apartments have a floor area limit of no more than seven hundred fifty (750) square feet or seventy-five (75) percent of the floor area of the principal dwelling unit (whichever is smaller), except as provided in the next sentence.

2) The floor area of an attached accessory apartment may exceed the aforementioned floor area limit of seven hundred fifty (750) square feet and be up to one thousand (1,000) square feet of floor area only if both of the following conditions are met: a) an attached accessory apartment does not increase the existing footprint of the structure (principal dwelling unit, garage or other existing, standalone structure on the property) to which it would be attached; and b) the attached accessory apartment does not exceed seventy-five (75) percent of the floor area of the principal dwelling unit.

3) Together, the principal dwelling unit and the accessory apartment that are part of a two-family dwelling shall be classified as a rooming house (a different use type and group) if occupied by more than four (4) persons who are not related by blood, adoption, marriage, or domestic partnership. (LUMO)

Dwelling Unit, MF - A dwelling or combination of dwellings on a single lot consisting of three (3) or more dwelling units. (LUMO)

Dwelling unit, 2-Family - A dwelling or combination of dwellings on a single lot consisting of two (2) dwelling units. Any dwelling unit that is part of a two-family dwelling shall be classified as a rooming house if occupied by more than four (4) persons who are not related by blood, adoption, marriage, or domestic partnership. (LUMO)

Dwelling unit, 2-Family – Duplex - A single dwelling consisting of two (2) dwelling units (other than a "two-family dwelling - including accessory apartment"), provided the two (2) dwelling units are connected by or share a common floor-to-ceiling wall, or, if the two (2) units are arranged vertically, that they share a common floor/ceiling and not simply by an unenclosed passageway (e.g., covered walkway). Any dwelling unit that is part of a two-family dwelling shall be classified as a rooming house if occupied by more than four (4) persons who are not related by blood, adoption, marriage, or domestic partnership. (LUMO)

E

Easement – Authorization, typically recorded, of a right to use a property for specific purposes, such as access; construction, maintenance or operation of utilities or drainage ways, or other public service facilities; or for solar exposure.

Engineered stormwater controls - A structural best management practice (BMP) used to reduce non-point source pollution to receiving waters in order to achieve water quality protection. (LUMO)

Ephemeral Stream - A feature that carries only stormwater in direct response to precipitation with water flowing only during and shortly after large precipitation events. An ephemeral stream may or may not have a well-defined channel, the aquatic bed is always above the water table, and stormwater runoff is the primary source of water. An ephemeral stream typically lacks the biological, hydrological, and physical characteristics commonly associated with the continuous conveyance of water. (LUMO)

Erosion and Sediment Control plan - A plan that is designed to minimize the accelerated erosion and sediment runoff at a site during construction activities. (LUMO)

Exterior architectural features - "Exterior architectural features" shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, "exterior architectural features" shall be construed to mean the style, material, size, and location of all such signs. (LUMO)

Existing Building - Existing building is a building erected prior to the adoption of this code, or one for which a legal building permit has been issued. [2018 NC Residential Code]

F

Family - An individual living alone or two (2) or more *persons living together as a single housekeeping unit*, using a single facility in a dwelling unit for culinary purposes. The term "family" shall include an establishment with support and supervisory personnel that provides room and board, personal care and habitation services in a family environment for not more than six (6) residents who are handicapped, aged, disabled, or who are runaway, disturbed or emotionally deprived children and who are undergoing rehabilitation or extended care. The term "family" shall not be construed to include a fraternity or sorority, club, rooming house, institutional group or the like. (LUMO)

- Family is an individual, two or more persons related by blood, marriage or law, or a group of *not more than any five persons* living together in a dwelling unit. Servants having common housekeeping facilities with a family consisting of an individual, or more persons related by blood, marriage or law, are a part of the family for this code. [2018 NC Residential Code]

Family Care Facility -

Flag Lot – See Lot, Flag

Flood or flooding - A general and temporary condition of partial or complete inundation of normally dry land areas from:

- 1) The overflow of inland or tidal waters;
- 2) The unusual and rapid accumulation of runoff of surface waters from any sources.

Flood Hazard Area – Land within a floodplain subject to a 1 percent or greater chance of flooding in any given year.

Flood Hazard boundary Map - The official map of a community, on which the Federal Emergency Management Agency, or its successor agency, has delineated both the areas of special flood hazard and the risk premium zones applicable to Chapel Hill. (LUMO)

Flood Insurance study - The official report provided by the Federal Emergency Management Agency (FEMA), or its successor agency, containing flood profiles as well as the flood boundary-floodway map and the water surface elevation of the base flood. (LUMO)

Floor - The top surface of an enclosed area in a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles. (LUMO)

Floor Area –The sum of enclosed areas on all floors of a building or buildings measured from the outside faces of the exterior walls, including halls, lobbies, arcades, stairways, elevator shafts, enclosed porches and balconies, and any below-grade floor areas used for access and storage. Not countable as floor area are open terraces, patios, atriums, balconies, carports, garages, breezeways, and screened porches. (LUMO)

Floor Area Ratio - A decimal fraction that, when multiplied by the gross land area of a zoning lot, determines the maximum floor area permitted within the zoning lot. The floor area ratios for the various zoning districts are in the schedule of intensity regulations. (LUMO)

Footprint –The area bounded by the external walls of any structure. (LUMO)

G

Grade – [The finished ground level adjoining the building at all exterior walls. \[2018 NC Residential Code\]](#)

Gross Land Area – example - All area within the boundaries of a zoning lot (net land area) plus half of the following areas located within or adjoining the lot: (1) publicly-owned or otherwise permanently dedicated open space, such as parks, recreation areas, water bodies, cemeteries and the like, and (2) public rights-of-way; provided that the total amount of credited open space and public streets shall not exceed ten (10) percent of the net land area of the zoning lot. (LUMO)

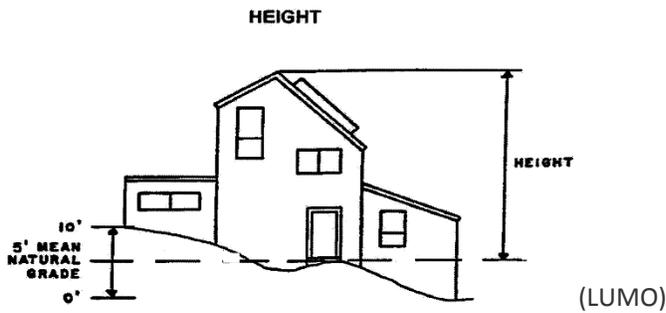
Group Care Facility - An establishment qualified for a license by the State of North Carolina for the provision of resident services to seven (7) or more individuals of whom one or more are unrelated, and who are handicapped, aged, disabled, or who are runaway, disturbed, or emotionally deprived children and who are undergoing rehabilitation or extended care, and who are provided services to meet their needs. Included are group homes for all ages, halfway houses, boarding homes for children, and convalescent and nursing homes. (LUMO)

H

Habitable Space – [A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces. \[2018 NC Residential Code\]](#)

Height, Building –The vertical distance from the mean finished grade at the foundation along the street façade to the highest portion of the structure, or part thereof. To determine mean finished grade, take the spot elevations from the highest and lowest points of the foundation. The average of these two (2) spot elevations is the mean finished grade and the elevation from which height measurements are made.

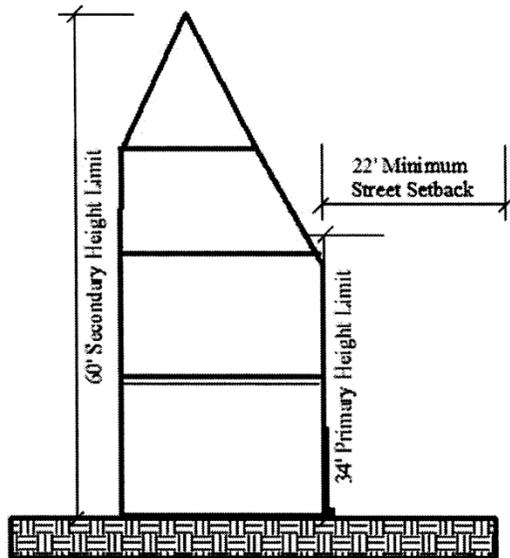
[Guidance: The current accepted methodology for measuring height of a new home is from mean of finished grade along street facing façade up to highest roof or ridge line. Height measurement should exclude appurtenant features such as chimneys or antennas which must meet separate criteria.](#)



The vertical distance from grade plane to the average height of the highest roof surface. [2018 NC Residential Code]

Height limitation – core or secondary – The absolute maximum height allowed for any structure located in the interior or core area of a lot. The core height is the upper limit of the vertical portion of the building envelope. The allowable core height, at any given point on a lot, increases with the horizontal distance interior to the lot, measured away from the perimeter setback lines. Core heights are established in division 3.8.2(g). (LUMO)

Height limitation – setback or primary – The maximum height allowed for any structure located at the perimeter setbacks on a zoning lot, as defined by the applicable minimum setback lines. The setback height is the lower limit of the vertical portion of the building envelope. Setback heights are established in division 3.8.2(f).



(LUMO)

Home Occupation – An occupation conducted as an accessory use of a dwelling unit, provided that:

(a) Home occupations shall have a limit of one full-time equivalent employee who is not a member of the family residing in the home with the home occupation; "Full-time equivalent employee" refers to one or more employees who work a total of no more than forty (40) combined hours on-site per week;

(b) The use of the dwelling unit or accessory buildings for the home occupation shall be clearly incidental and subordinate to the use of the property for residential purposes, and not more than thirty-five (35) percent nor more than seven hundred fifty (750) square feet of the floor area of the dwelling unit and any accessory buildings combined shall be used in the conduct of the home occupations; provided, that the floor area defined as used in the home occupation is the area dedicated to or primarily used for the home occupation, and does not include areas incidentally used for the home occupation;

(c) No external evidence of the conduct of the home occupation, including commercial signs, shall be visible;

(d) Traffic and parking regulations;

(1) The home occupation shall not generate traffic volumes or parking area needs greater than would normally be expected in the residential neighborhood.

(2) In addition, normally there shall be no more than three (3) vehicles parked at any time on- or off-street for non-residential purposes including but not limited to parking by non-resident employees, customers, delivery services, etc.; but excluding drop-offs and pick-ups. Home occupations for arts education or similar educational purposes are exempt from any parking restrictions.

(3) There shall be no regular pick-up and delivery by vehicles other than those of a size normally used for household deliveries.

(e) No equipment or process shall be employed that will cause noise, vibration, odor, glare, or electrical or communication interference detectable to the normal senses off the lot in the case of detached dwelling units, or outside the dwelling unit in the case of attached dwelling units;

(f) The on-premises sale and delivery of goods which are not the products of the home occupation are prohibited, except that the sale of goods which are incidental to a service of the home occupation is permitted;

(g) A zoning compliance permit is issued for the home occupation(s). The permit shall describe the nature of the business and include the applicant's certification that the home occupation will be conducted in accord with the Land Use Management Ordinance and other applicable laws and ordinances. The town manager may revoke a zoning compliance permit for a home occupation if he/she determines the conditions were being violated. Once a home occupation permit has been granted, it shall remain in effect until: (1) it is revoked by the town; (2) the home occupation is terminated by the resident or residents for one hundred eighty (180) or more days; or (3) the holder of the permit moves from the residence.

Home occupation, major: A major home occupation is an accessory business use of a residentially-zoned property. *Major home occupations* (as distinguished from "home occupations") are those that meet one (1) or more of the following criteria:

1. Employ more than one (1) non-resident;
2. Utilize outdoor storage of materials, supplies, products, or machinery;
3. Has external evidence of the conduct of the home occupation, such as noise, vibration, dust, odor, light, or glare; or
4. Uses more floor area of the dwelling unit than is allowed for a "home occupation" use.

Examples of major home occupations include: lawn care or landscaping services, woodworking shops, small engine repair, appliance repair, metalworking, and any home business with more than one (1) non-resident employee. (LUMO)

I

Impervious Surface - A surface composed of any material that impedes or prevents natural infiltration of water into the soil. (LUMO) *(Any distinctions between this and built upon area?) (Examples: building roofs, parking and driveway areas, graveled areas, sidewalks, hard-surfaced recreation areas)*

Impervious Surface Area – The square footage of impervious surface on a lot

Impervious Surface Ratio – The percentage of the area of a lot that is covered by impervious surface, serving as a measure of intensity of land use.

Infiltration - The process of percolating stormwater into the subsoil. (LUMO)

- [The uncontrolled inward air leakage into a building caused by the pressure effects of wind or the effect of differences in the indoor and outdoor air density or both. \[2018 NC Residential Code\]](#)

Intermittent Stream - A well-defined channel that contains water for only part of the year, typically during winter and spring when the aquatic bed is below the water table. The flow may be heavily supplemented by stormwater runoff. An intermittent stream often lacks the biological and hydrological characteristics commonly associated with the continuous conveyance of water. (LUMO)

Intermittent Stream Field Verification: - An intermittent stream shall be confirmed by the town manager by at least two (2) of the following:

(a) The presence of water during periods of wet weather or more than forty-eight (48) hours after a storm event of at least one-half (0.5) inch rainfall.

(b) The presence of geomorphological features that are characteristic of a fluvial system, such as:

- (1) Riffle/pool sequences.
- (2) Areas of alluvial deposition (i.e. point bars).
- (3) Sinuosity.
- (4) Fluvially weathered bed materials (i.e. cobbles, gravels, boulders).

(c) The presence of a channel or depression (including natural springs) created by topographic features that is hydrologically connected to surface waters through surface flow or a pipe.

(d) The presence of amphibian larvae or benthic macro-invertebrates. (LUMO)

J

Jordan Riparian Buffer – Stream buffer areas within the Jordan Watershed, as created by local and State law to protect and preserve existing riparian buffers in order to maintain their nutrient removal and stream protection functions, and so protecting the water supply uses of the Reservoir. Zone One is the vegetated area beginning at the top of the stream or waterbody bank and extending landward 30' on either side of the branch or waterbody, to be undisturbed with limited exceptions. Zone Two is a further

20' of stable vegetated area, landward of Zone One, making a total 50' buffer to each side of a qualified stream or waterbody, as measured from the top of bank. See LUMO Section 5.18 for more information

Jurisdictional wetland - An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation. This definition is limited to areas deemed wetlands by the current delineation practices of the U.S. Army Corps of Engineers. (LUMO)

K

Kitchen – Kitchen shall mean an area used, or designated to be used, for the preparation of food. [2018 NC Residential Code]

L

Land disturbance –Any use of the land by any person in residential, industrial, educational, institutional, or commercial development, or highway or road construction or maintenance that results in a change in the natural cover or topography. A "land disturbance" includes any activity that changes the existing hydrological characteristics of the land surface. This may include the grading, digging, cutting, scraping, compaction, or excavation of soil, placement of fill materials, paving, construction, substantial removal of vegetation, or any activity which bares soil or rock or involves the diversion or piping of any natural or man-made watercourse. Routine maintenance of landscape areas is not included as "land disturbance." (LUMO)

Lien Agent – A title insurance company or agent, licensed to do business in North Carolina and registered with the North Carolina Department of Insurance as a Lien Agent. er or agent registered with the NC Department of Insurance in facilitation of NCGS Chapter 44-A, Article 2 for projects commenced on or after April 1, 2013. The Lien agent system allows potential lien claimants to give notice they are working on a project.

Lien Agent Designation or Appointment – Filing by the owner or authorized agent naming the Lien Agent for a project, including the identification of the owner, contact information and other information about the property.

Live-Work Dwelling unit - A structure or portion of a structure combining a dwelling unit with an integrated nonresidential workspace typically used by one (1) or more of the residents. The nonresidential work space is typically found on the building's ground floor. (LUMO)

- **Live/Work Unit** – A dwelling unit or sleeping unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant. [2018 NC Building Code]

Local Street - A street designed and used primarily for access to lots within a Subdivision or neighborhood. Streets which are not classified as arterial streets or collector streets shall be classified as local streets. (LUMO)

Lodging Unit - A room or group of rooms forming a separate habitable unit used or intended to be used for living and sleeping purposes by one (1) family only, without independent kitchen facilities; or a separate habitable unit, with or without independent kitchen facilities, occupied or intended to be occupied by transients on a rental or lease basis for periods of less than one (1) week. (LUMO)

Lot - Land bounded by lines legally established for the purpose of property division. As used in this appendix, unless the context indicates otherwise, the term refers to a zoning lot. (LUMO)

- A portion or parcel of land considered as a unit. [2018 NC Residential Code]

Lot, Flag –An irregularly shaped lot where the buildable portion of the lot is connected to its street frontage by an arm of the lot, that does not meet the minimum lot width and street frontage standards specified in [section 3.8](#) for the zoning district in which the lot is located (see Figures 5.2.6-1 to 5.6.2-3). (LUMO)

Lot Line – A line that marks the boundary of a lot. (LUMO)

- A line dividing one lot from another, or from a street or any public place. [2018 NC Residential Code]

Lot Line, North – Any portion of a lot line that has an alignment within forty-five (45) degrees of an East/West axis. (LUMO)

Lot line, Street - Any lot line separating a lot from a street right-of-way or easement. Where a lot line is located within such street right-of-way or easement, the right-of-way or easement boundary adjacent to the lot shall be considered the street lot line. (LUMO)

Lot line, Zero - Any interior or north lot line along which a structure is allowed with no setback in accord with the zero lot line development standards of Table 3.8-1. (LUMO)

M

Manufactured Home - A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site. (LUMO)

Manufactured Home park - A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale. (LUMO)

Minimum parking requirement - The minimum number of parking spaces required pursuant to subsection 5.9.7(c) of this appendix. (LUMO)

Mobile home - A single portable manufactured housing unit, or a combination of two (2) or more such units connected on-site, that is:

- a) Designed to be used for living, sleeping, sanitation, cooking, and eating purposes by one family only and containing independent kitchen, sanitary, and sleeping facilities;
- b) Designed so that each housing unit can be transported on its own chassis;
- c) Placed on a temporary or semi-permanent foundation; and
- d) Is over thirty-two (32) feet in length and over eight (8) feet in width. (LUMO)

Mobile home Class A - A mobile home that meets the U.S. Department of Housing and Urban Development Mobile Home Construction and Safety Standards and which is certified by the town manager as meeting the following appearance performance criteria: a) the mobile home shall have a length not exceeding four (4) times its width; b) the pitch of the mobile home's roof shall have a minimum vertical rise of one (1) foot for each five (5) feet of horizontal run; c) the exterior materials shall be of a color, material, and scale compatible

with those existing in the immediate vicinity, and in no case shall the degree of reflectivity of exterior finishes exceed that of gloss white paint; d) a continuous permanent masonry foundation, unpierced except for required ventilation, shall be installed under the mobile home; and e) the tongue and undercarriage chassis shall be removed subsequent to final placement. (LUMO)

Mobile home, Class B - A mobile home that meets the U.S. Department of Housing and Urban Development Mobile Home Construction and Safety Standards or, after inspection by the building inspector, is found to be in good condition and fit and safe for human occupancy, but which is not certified as meeting the appearance performance criteria contained in definition of mobile home, class A, above. (LUMO)

Mobile home park - A combination of two (2) or more mobile homes on a single zoning lot. (LUMO)

Modified natural stream - An on-site channelization or relocation of a stream channel and subsequent relocation of the intermittent or perennial flow, as evidenced by topographic alterations in the immediate watershed. A modified natural stream must have the typical biological, hydrological, and physical characteristics commonly associated with the continuous conveyance of water. (LUMO)

Modular Building -

Modular Home – A dwelling unit constructed to state building code standards equivalent to site-built housing, typically transported to the site for permanent assembly, and not designed to be moved once so erected.

N

Net land area - All area within the boundaries of a development project. (LUMO)

Nonconforming feature - A physical feature or characteristic or a use, building, structure, or other development of land that was lawfully established prior to the effective date of this appendix or a subsequent chapter thereto, but does not conform to the intensity regulations of [section 3.5](#) or the design standards of [article 5](#) applicable to such use, building, structure, or development of land, including, but not limited to, nonconforming structures, nonconforming signs, nonconforming parking facilities, and nonconforming lighting. (LUMO)

Nonconforming lot - A lot that was lawfully created prior to the effective date of this appendix or a subsequent amendment thereto, but does not conform to the minimum gross land area or minimum lot width requirements established in [section 3.5](#) for the zoning district in which it is located. (LUMO)

Nonconforming use - A use of land, buildings, or structures that was lawfully established prior to the effective date of this appendix or a subsequent amendment thereto, which:

(a) Does not conform to the use regulations of [section 3.7](#) for the zoning district in which it is located; or

(b) Would have required a special use permit pursuant to [section 3.7](#) if established after the effective date of this appendix, but does not have a special use permit. (LUMO)

O

Occupiable Space - The total area of all buildings or structures on any lot or parcel of ground protected on a horizontal plan, excluding permitted projections as allowed by this code. [2018 NC Residential Code]

Open Space - Land devoted to uses characterized by vegetative cover or water bodies, such as agricultural uses, pastures, meadows, parks, recreational areas, lawns, gardens, cemeteries, ponds, streams and the like. (LUMO)

OWASA – Orange County Water and Sewer Authority (the local provider of potable water and sewer collection and treatment facilities)

P

Patio – A level surfaced area directly adjacent to a principal building, without walls or roof, and being at-grade or less than 36” above grade.

Permit – An official document or certificate issued by the authority having jurisdiction that authorizes performance of a specified activity. [2018 NC Residential Code]

Permit or Plan Review – Acceptance and Completeness Checks – The staff review of materials submitted with or as part of an application for a zoning compliance permit, sign permit, building permit or other submittal requiring review against the building or zoning codes, for completeness. Once a submittal has passed its acceptance and completeness checks it can be released to the reviewer for a check of the proposal’s compliance with relevant zoning and/or building regulations.

Plan Review, Zoning – The staff review of a submittal for compliance with the adopted Land Use Management Ordinance, as amended.

Plan Review, Building – The staff review of a submittal for compliance with the applicable Residential Building, Commercial building, Fire Prevention and Energy Codes.

Perennial stream - A well-defined channel that contains water year-round during a year of normal rainfall with the aquatic bed located below the water table for most of the year. Groundwater is the primary source of water for a perennial stream, but it also carries stormwater runoff. A perennial stream exhibits the typical biological, hydrological, and physical characteristics commonly associated with the continuous conveyance of water. (LUMO)

Perennial stream field verification criteria: A perennial stream shall be confirmed by the Engineering Department by at least two (2) of the following:

- (a) The presence of continuously flowing water during a year of normal rainfall.
- (b) The presence of geomorphological features that are characteristic of a fluvial system, such as:
 - (1) Riffle/pool sequences.
 - (2) Areas of alluvial deposition (i.e. point bars).
 - (3) Sinuosity.
 - (4) Fluvially weathered bed materials (i.e. cobbles, gravels, boulders).
- (c) The presence of obligate and facultative wetland vegetation, as identified by U.S. Fish and Wildlife Service species lists, along the stream channel and banks.
- (d) The presence of fish, amphibian larvae, or benthic macro-invertebrates.

Person - Any person, firm, partnership, association, corporation, company, or organization of any kind. (LUMO)

Planned development - Land that is under unified control and planned and developed as a whole in a single development operation or a definitely programmed series of development operations. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is constructed according to comprehensive and detailed plans which include not only streets, utilities, lots or building sites, and the like, but also site plans and floor plans for all buildings as intended to be located, constructed, used, and related to each other, and detailed plans for other uses and improvements on the land as related to the buildings. A planned development includes a program for the provision, operation, and maintenance of such areas, facilities, and improvements as will be for common use by some or all of the occupants of the planned development district, but which will not be provided, operated, or maintained at general public expense. (LUMO)

Principal structure/building - The structure in which the principal use of a property is conducted. This shall include any buildings which are attached to the principal structure by a covered structure. (LUMO)

Principal use - The primary or main use of land or structures, as distinguished from a secondary or accessory use. (LUMO)

Q

R

Reconfiguration – A change in the form or design of an existing development or structure. Reconfiguration shall be treated as development if it involves substantial improvement as defined in this section. (LUMO)

Reconstruction - The act of putting a structure back in working order, in approximately its original form. Reconstruction shall be treated as development if it involves substantial improvement as defined in this section. (LUMO)

Remodel – Any improvement to the exterior or interior of a building that requires an electrical, plumbing, building or HVAC permit

Repair - [The restoration or renewal of any part of an existing building for the purpose of its maintenance or to correct damage. \[2018 NC Residential Code\]](#)

Regulatory floodplain - Areas of inundation during the base flood discharge as delineated on the flood hazard boundary maps and flood insurance study for the Town of Chapel Hill, North Carolina, Orange, Durham, and Chatham Counties, latest revisions, as defined by the associate director of the Federal Emergency Management Agency. (LUMO)

Renovation - The act of improving a structure or development by renewing and restoring component parts. Renovation shall be treated as development if it involves substantial improvement as defined in this section. (LUMO)

Resource Conservation District (RCD) – Areas within and along watercourses within the Town’s planning jurisdiction protected to preserve the water quality of the Town’s actual or potential water supply sources, to minimize danger to lives and properties from flooding, to preserve the water-carrying capacity of the watercourses, to protect them from erosion and sedimentation, to retain open spaces and greenways and to protect their environmentally-sensitive character, to preserve urban wildlife and plant life habitats, to provide air and noise buffers, and to preserve and maintain the aesthetic qualities and appearance of the Town. The RCD is an overlay zone; streams subject to the provisions of LUMO Article 3.6.3 include those

shown on the Town's Geographic Information System Coverage, the most recent version of the USGS topographic maps, or the soils map in the USDA Orange County Soil Survey, subject to field verification.

Right-of-way – An area dedicated to public use, typically for pedestrian or vehicular movement, which may also accommodate public utilities and storm drainage facilities. There is typically some distance between the edge of a paved roadway to the adjacent private lot, within which may be accommodated utilities, storm drainage facilities, sidewalks, landscaping, mailboxes, public road signage, street lights and other utilities.

Riparian buffer –A natural or vegetated area adjacent to streams and perennial water bodies through which stormwater flows in a diffuse manner, so that runoff does not become channelized and which provides for the infiltration of runoff and filtering of pollutants. The riparian buffer is measured landward (horizontal distance) from the stream bank on both sides of the stream or from the normal pool elevation of a perennial water body. The riparian buffer shall also "wrap around" the upstream end of the stream origin. (LUMO)

Rooming House - A building or group of buildings containing in combination three (3) to nine (9) lodging units intended primarily for rental or lease for periods of longer than one (1) week, with or without board. Emergency shelters for homeless persons and residential support facilities, as defined elsewhere in this appendix, are not included. A rooming house shall include a single-family dwelling, two-family dwelling including accessory apartment, or a two-family dwelling duplex if used in a manner described in the applicable definition sections so as to constitute a rooming house. (LUMO)

S

Setback –The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

Setback, Street –The horizontal distance between the street lot line of a zoning lot and any structure on such zoning lot, measured perpendicular to the street lot line (see Figure 13-4). (LUMO)

Setback, Interior –The horizontal distance between the interior lot line of a zoning lot and any structure on such zoning lot, measured perpendicular to the interior lot line. (LUMO)

Setback, Solar –The horizontal distance between the north lot line of a zoning lot and any structure on such zoning lot, measured along the north/south axis in a southerly direction from the north lot line. A north lot line shall be construed to include any portion of a lot's lot line which has an alignment within forty-five (45) degrees of an East/West axis. (LUMO)

Single-family lot - A lot that is located in a subdivision within a zoning district that allows single-family dwelling units, and that does not include covenants, restrictions, or conditions of approval that prohibit the construction of a single-family dwelling unit on the lot. (LUMO)

Site plan review - The process whereby the council or planning commission reviews plans of a development proposal which is a permitted use to assure that it complies with applicable development regulations and standards. (LUMO)

Sleeping Room – A room designated as sleeping or bedroom on the plans and permit application. [2018 NC Residential Code]

Special Use Permit - A permit issued by the council authorizing the development of a zoning lot for a special use or a planned development. (LUMO)

Standard details - The document entitled "Town of Chapel Hill Standard Details" and dated September 1997, which document is hereby incorporated by this reference. (LUMO)

Steep Slopes – For purposes of this section, "slope" means the ratio of elevation change to horizontal distance, expressed as a percentage. Slope is computed by dividing the vertical distance ("rise") by the horizontal distance ("run") and multiplying the ratio by one hundred (100). A "steep slope" is equal to or steeper than fifteen (15) percent.

Stop work order - An order issued which requires that all construction activity on a site be stopped. (LUMO)

Stormwater management - The use of structural or non-structural practices that are designed to reduce stormwater runoff pollutant loads, discharge volumes, and/or peak flow discharge rates. (LUMO)

Stream - A body of concentrated flowing water in a natural low area or natural channel on the land surface. (LUMO)

Stream bank – The point on a stream's cross-section defined by the bankfull elevation. (LUMO)

Stream buffer - A natural or vegetated area adjacent to watercourses through which stormwater runoff flows in a diffuse manner, so that runoff does not become channelized and that provides for the infiltration of runoff and filtering of pollutants. The stream buffers required by this section are delineated in Table 3.6.3-2. (LUMO)

Stream channel - A natural water-carrying trough cut vertically into low areas of the land surface by erosive action of concentrated flowing water; or a ditch or canal excavated for the flow of water. (LUMO)

Stream corridor - A natural or vegetated area adjacent to watercourses through which stormwater runoff flows in a diffuse manner, so that runoff does not become channelized and that provides for the infiltration of runoff and filtering of pollutants. The stream corridors required by this section are delineated in Table 3.6.3-2. (LUMO)

Street frontage width - The horizontal distance measured along a straight line connecting the points at which the street lot line abutting a street intersects with interior lot lines and/or other street lot lines (LUMO)

Structural alteration - Any change, except for repair or replacement, in the supporting members of a structure, such as, but not limited to, bearing walls, columns, beams, or girders. (LUMO)

Structure - Anything constructed or erected which requires location on the ground or attachment to something having a fixed location on the ground, including but not limited to principal and accessory buildings, signs, fences, walls, bridges, monuments, flagpoles, antennas, and transmission poles, towers, and cables. (LUMO)

Structure, accessory - A subordinate structure detached from, but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure. (LUMO)

Structure, principal - A structure or, where the context so indicates, a group of structures in or on which is conducted the principal use of the lot on which such structure is located. (LUMO)

Substantial improvement - Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the assessed taxable value of the structure, either (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the

damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places. (LUMO)

Surface water - Any intermittent or perennial stream or modified stream or any perennial water body as defined herein. (LUMO)

T

Temporary portable building - A building intended for nonresidential use for a limited time period, consisting of one (1) or more modules constructed off the ultimate site of use and transported to that site either on its own wheels or otherwise. (LUMO)

Temporary portable building, construction related - A temporary portable building directly related to the development of a lot and limited in duration to a time period extending from issuance of the initial zoning compliance permit for such development to issuance of the final certificate of occupancy for the development. (LUMO)

Tree save area – An area composed of closely grouped trees designated for preservation, typically including a significant proportion of the drip line of the component trees.

Townhouse development - A development of a zoning lot that consists of two (2) or more dwelling units or buildings, each of which is located on its own individual lot, plus land developed and designated for the common use and benefit of the occupants of the townhouse lots, provided an entity is designated to be legally responsible for maintenance and control of the common land areas. The gross land area of the commonly held land shall be not less than ten (10) percent of the zoning lot's total gross land area. The individual lots within a townhouse development shall not be required to meet the lot design standards of [article 3](#) or the intensity regulations of [section 3.5](#), provided the zoning lot containing the townhouse development meets such standards. (LUMO)

Tract - An undeveloped parcel of land not previously recorded as a zoning lot. (LUMO)

Two-family lot - A lot that is located in a subdivision within a zoning district that allows two-family dwelling units, and that does not include covenants, restrictions, or conditions of approval that prohibit the construction of a two-family dwelling unit on the lot. (LUMO)

U

Undeveloped land - A zoning lot or a tract on which no residential, commercial, office or industrial activity is taking place. (LUMO)

Upper story dwelling unit - A dwelling unit located on a floor above a nonresidential use. The residents of the building may or may not be associated with the nonresidential use, and the two (2) portions are usually leased or sold separately from one (1) another. Upper story dwelling units shall be limited to one (1) floor of residential over one (1) floor of nonresidential. (LUMO)

Use - The specific activity or function for which land, a building, or a structure is designated, arranged, intended, occupied, or maintained. (LUMO)

Use, accessory - A use on the same lot or in the same structure with, and of a nature and extent customarily incidental and subordinate to, the principal use of the lot or structure. (LUMO)

Use, principal - The primary use and chief purpose of a lot or structure. (LUMO)

V

Variance - A relaxation of the strict terms of a specific provision of this appendix authorized by the board of adjustment in accord with the provisions of [section 4.6](#) of this appendix. (LUMO)

W

Watershed buffer - A natural or vegetated area through which stormwater runoff flows in a diffuse manner so that the runoff does not become channelized and which provides for infiltration of the runoff and filtering of pollutants. The buffer is measured landward from the normal pool elevation of impounded structures and from the bank of each side of streams or rivers. (LUMO)

Z

Zoning compliance permit - A permit issued by the town manager (or designee) authorizing the recipient to make use of property in accord with the requirements of this appendix. (LUMO)

Zoning lot - A legally subdivided lot (not a tract) shown on a legally recorded plat or deed, or a combination of such legally subdivided and recorded adjacent lots. (LUMO)